

Resolution No.: 19-1184  
Introduced: March 8, 2022  
Adopted: March 8, 2022

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Ashton Village Center Sector Plan Sectional Map Amendment (H-144)

**OPINION**

Sectional Map Amendment (SMA) H-144 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Ashton Village Center Sector Plan. The SMA application covers approximately 127 acres in the eastern part of the County. Approximately 27.6 acres of underlying zoning are proposed for a change in zoning classification. The remaining acres are to be reconfirmed in the existing zoning classifications. The SMA also includes revisions to the boundary of the Sandy Spring/Ashton Rural Village Overlay Zone. The revised overlay zone will cover approximately 21.2 acres of properties and will be removed from approximately 47.4 acres of properties.

The District Council approved the Ashton Village Center Sector Plan on June 15, 2021. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Ashton Village Center Sector Plan area and was subject to extensive and detailed review by the District Council. The District Council held a virtual public hearing on the Draft Plan on March 2, 2021, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Sector Plan on March 26, 2021.

Sectional Map Amendment (SMA) H-144 was filed on November 10, 2021, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Ashton Village Center Sector Plan.

The Council held a public hearing on the SMA for the Sector Plan on January 18, 2022. There were no speakers at the public hearing. The record remained open until close of business on January 21, 2022.

The Council considered the Sectional Map Amendment at a worksession held on March 8, 2022. The Council finds Sectional Map Amendment Application H-144 to be consistent with the Approved and Adopted Ashton Village Center Sector Plan and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-144 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Ashton Village Center Sector Plan dated March 2, 2021, and all record materials compiled in connection with the public hearing held by the Council on January 18, 2022, on Sectional Map Amendment H-144.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

### **Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

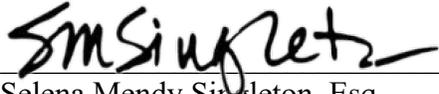
1. Application No. H-144, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment (SMA) covering the area of the Ashton Village Center Sector Plan consisting of approximately 127 acres, more or less, within the Ashton Village Center Sector Plan area, is GRANTED. Approximately 27.6 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage, approximately 100 acres, is to be reconfirmed in the existing underlying zoning classifications. The SMA also includes revisions to the boundary of the Sandy Spring/Ashton Rural Village Overlay Zone. The revised overlay zone will cover approximately 21.2 acres of properties and will be removed from approximately 47.4 acres of properties.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Ashton Village Center Sector Plan.

**Table 1: Parcels to be Rezoned<sup>1</sup>**

<b>Change #</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres Changed</b>
1	PD-5	TLD	9.45
2	R-200	TLD	0.61
3	PD-5	CRN-0.5 C-0.5 R-0.5 H-35	2.54
4	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.53
5	TF-10	CRN-0.5 C-0.5 R-0.5 H-35	0.01
6	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.92
7	R-90	CRN-0.5 C-0.5 R-0.5 H-35	1.62
8	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.19
9	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-45	4.43
10	R-60	CRN-0.5 C-0.5 R-0.5 H-45	3.12
11	RC	CRN-0.5 C-0.5 R-0.5 H-45	1.15
		<b>Total Changed Acres</b>	<b>27.57</b>
12	Sandy Spring/Ashton Rural Village Overlay	Removed	43.99
13	Sandy Spring/Ashton Rural Village Overlay	Removed	2.44
14	Sandy Spring/Ashton Rural Village Overlay	Removed	1.00
15	Sandy Spring/Ashton Rural Village Overlay	Added	2.54
16	Sandy Spring/Ashton Rural Village Overlay	Added	0.26
17	Sandy Spring/Ashton Rural Village Overlay	Added	1.17
18	Sandy Spring/Ashton Rural Village Overlay	Remaining	17.20
		<b>Total Changed Acres</b>	<b>51.40</b>

<sup>1</sup> The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

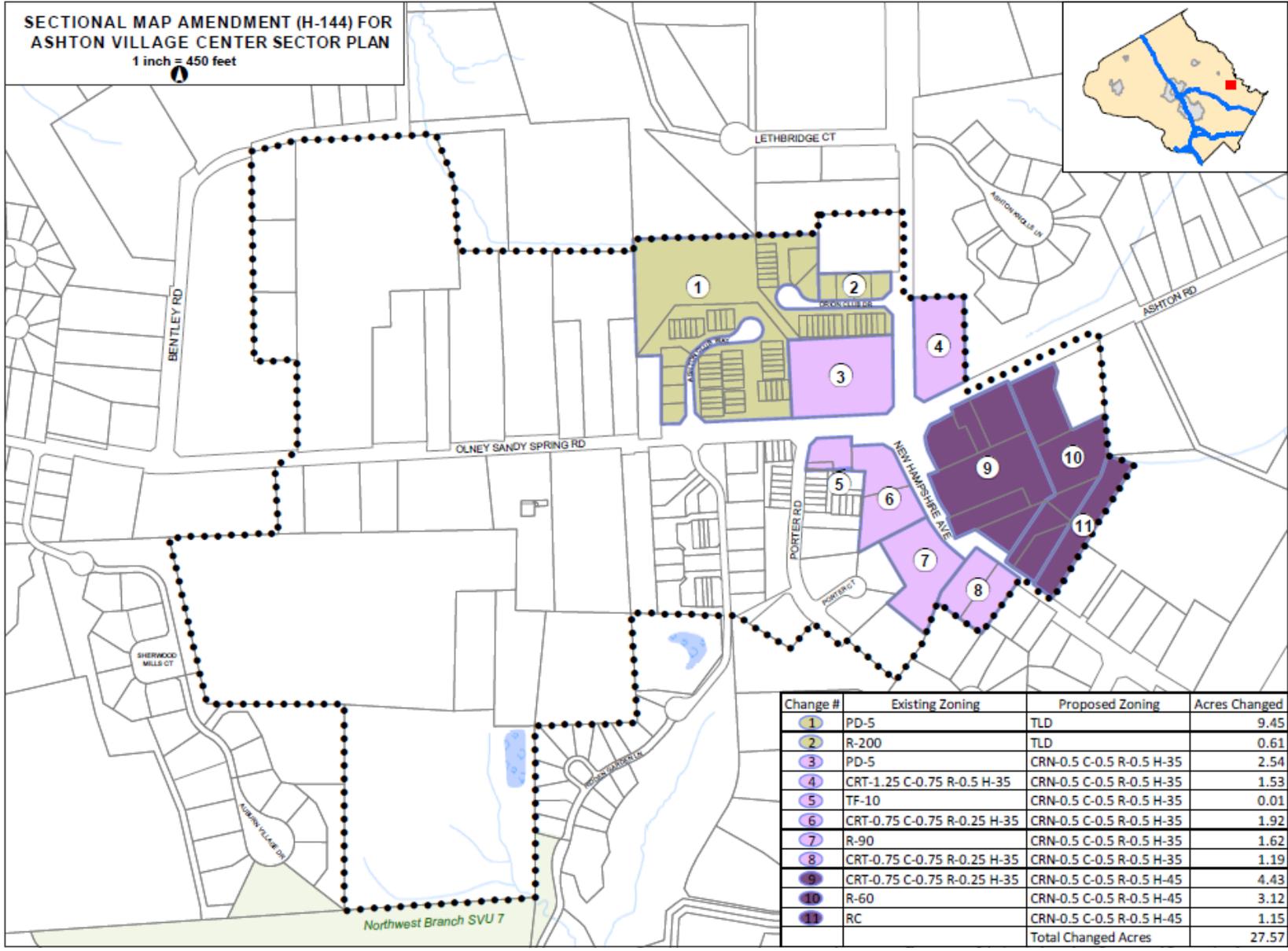
This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read "Sm Singleton", written over a horizontal line.

Selena Mendy Singleton, Esq.  
Clerk of the Council

**Attachment 1 - Map 2 (Change Index 1 of 2)**

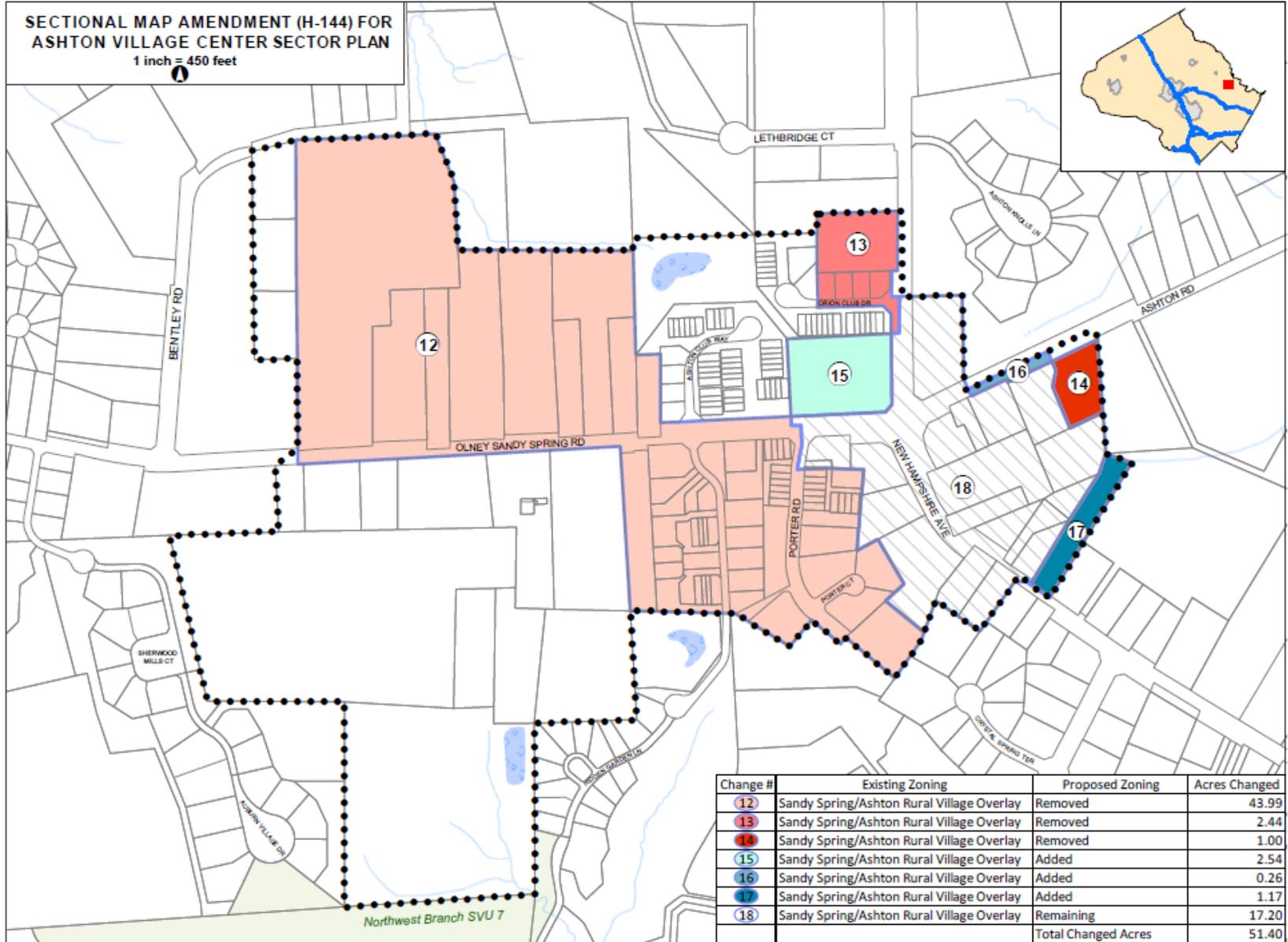
**SECTIONAL MAP AMENDMENT (H-144) FOR  
ASHTON VILLAGE CENTER SECTOR PLAN**  
1 inch = 450 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	PD-5	TLD	9.45
2	R-200	TLD	0.61
3	PD-5	CRN-0.5 C-0.5 R-0.5 H-35	2.54
4	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.53
5	TF-10	CRN-0.5 C-0.5 R-0.5 H-35	0.01
6	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.92
7	R-90	CRN-0.5 C-0.5 R-0.5 H-35	1.62
8	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-35	1.19
9	CRT-0.75 C-0.75 R-0.25 H-35	CRN-0.5 C-0.5 R-0.5 H-45	4.43
10	R-60	CRN-0.5 C-0.5 R-0.5 H-45	3.12
11	RC	CRN-0.5 C-0.5 R-0.5 H-45	1.15
Total Changed Acres			27.57

Northwest Branch SVU 7

**Attachment 1 - Map 3 (Change Index 2 of 2)**

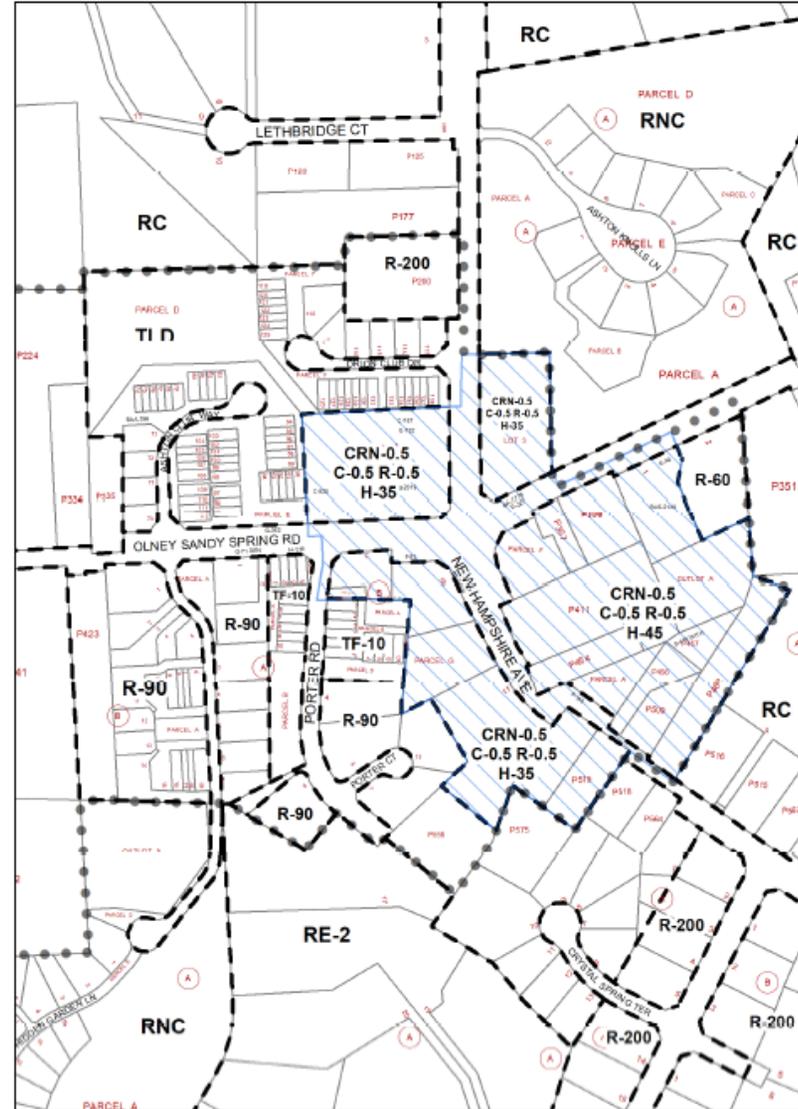


Attachment 1 - Map 4

Existing Zoning

Changes # 1 - 18

Proposed Zoning



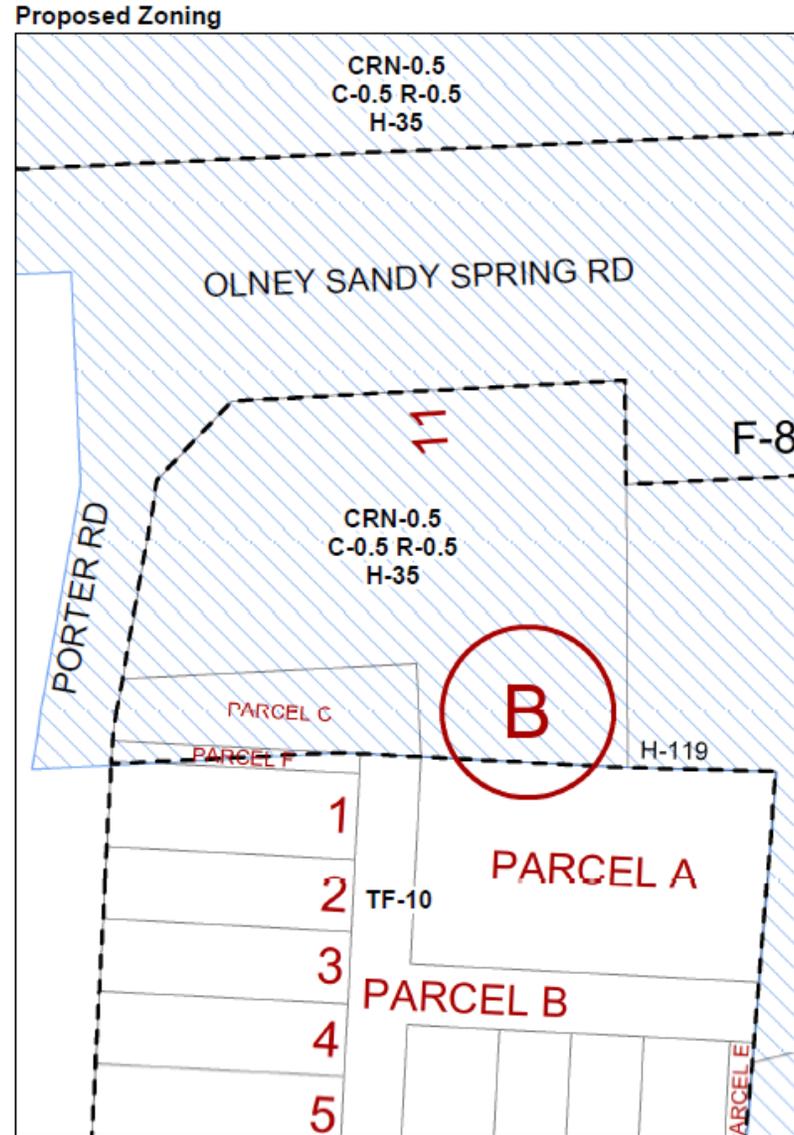
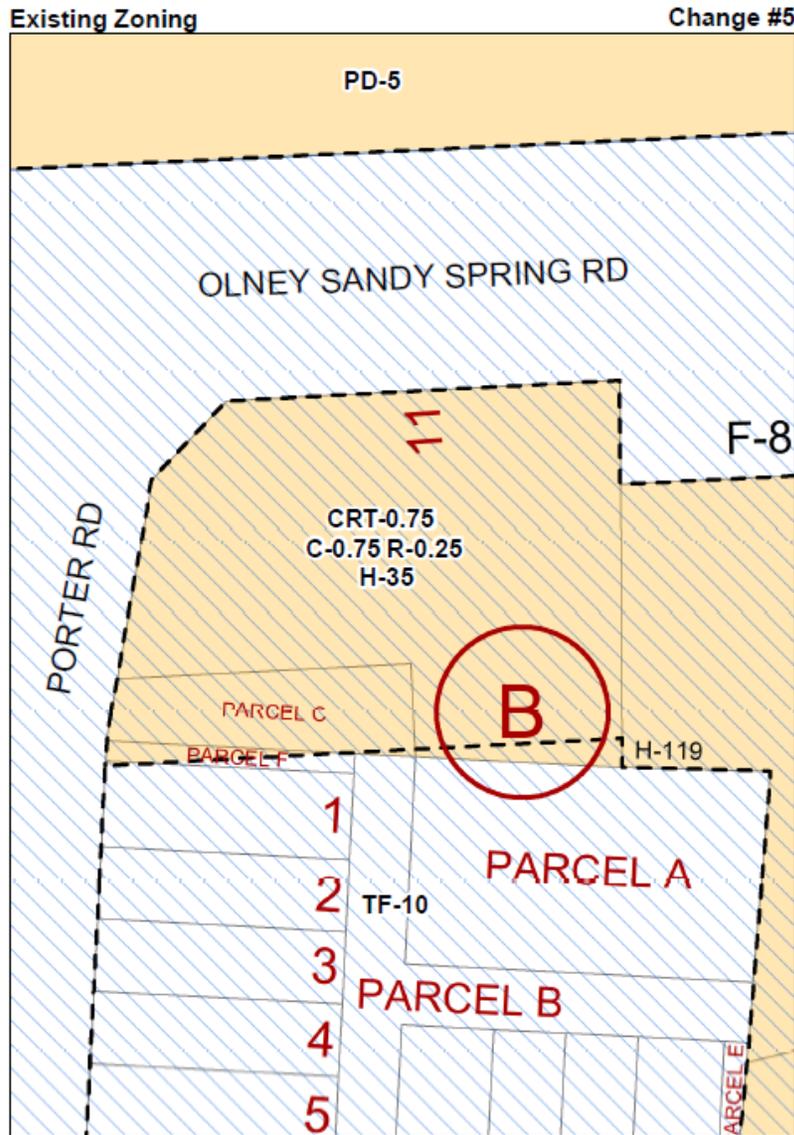
Map Grid: 224NW01

Master Plan Boundary

Sandy Spring / Ashton Rural Village Overlay

1 in = 400 ft

Attachment 1 - Map 5 (LMA H-119 Floating Zone Boundary Detail)



Map Grid: 224NW01

Sandy Spring / Ashton Rural Village Overlay

1 in = 50 ft